



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

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**GAIL FARBER, Director**

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 11, 2013

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

**43 June 11, 2013**

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**CONVEYANCE OF EASEMENTS FROM THE LOS ANGELES  
COUNTY WATERWORKS DISTRICT NO. 40,  
ANTELOPE VALLEY, TO THE CITY OF LANCASTER  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

This action is to authorize the Director of Public Works or her designee to convey to the City of Lancaster an easement over two of Los Angeles County Waterworks District No. 40, Antelope Valley, parcels for public street purposes.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:**

1. Authorize the Director of Public Works or her designee to complete and execute any necessary documents to convey an easement over the Los Angeles County Waterworks District No. 40, Antelope Valley, Assessor Parcel No. 3128-004-901, to the City of Lancaster for public street purposes for fair market value.
2. Authorize the Director of Public Works or her designee to complete and execute any necessary documents to convey an easement over a portion of Los Angeles County Waterworks District No. 40, Antelope Valley, Assessor Parcel No. 3128-004-900, to the City of Lancaster for public street purposes in exchange for an easement on Assessor Parcel No. 3128-004-020.
3. Find that the conveyance is in the public interest and that the interest in land conveyed will not substantially conflict or interfere with the use of the property by the Los Angeles County Waterworks District No. 40, Antelope Valley.

4. Find that the proposed conveyance of easements is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 of the California Environmental Quality Act Guidelines and Class 5 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board on November 17, 1987.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to authorize the Director of Public Works or her designee to complete and execute any necessary documents to convey easements over Los Angeles County Waterworks District No. 40, Antelope Valley (District), property to the City of Lancaster (City) for public street purposes. The easements over District-owned land granted to the City to convert a portion of 5th Street West into a public street is a condition to providing access to the proposed Kaiser Permanente medical facility. This public road will also provide improved access to the District's well facilities.

On August 14, 2007, the City Council certified Environmental Impact Report No. 07-01, approving Specific Plan No. 07-01, known as the Amargosa Creek Specific Plan. The Amargosa Creek Specific Plan site encompasses approximately 152 acres and is located northeast of the intersection of 10th Street West and Avenue L within the City. It is bound by Avenue K-8 to the north, the 5th Street West right of way to the east, Avenue L to the south, and 10th Street West to the west.

The Amargosa Creek Specific Plan is comprised of two major districts, Commercial District (between 1.1 and 1.5 million square feet) and Medical District (as much as 656,200 square feet). Construction of Phase 1 of the Medical District has been initiated at the southeastern quadrant of the specific plan site. The applicant for Phase 1 of the Medical District (Kaiser Foundation Health Plan, Inc.) is required to improve and dedicate 5th Street West at 83 feet of an ultimate 96 foot right of way. The District owns Assessor Parcel Nos. (APN) 3128-004-900 and 3128-004-901, which fall within the proposed 83-foot right of way.

The City has requested that the District grant an easement for public street purposes across a portion of APN 3128-004-900 and the entirety of APN 3128-004-901. The applicant and/or the City will compensate the District the current fair market value for APN 3128-004-901 and will grant an easement to the District for waterline purposes over a portion of APN 3128-004-020 in exchange for the easement over a portion of Districts' APN 3128-004-900. Any existing District facilities that will interfere with the proposed road right of way will be relocated at the expense of the applicant.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Integrated Services Delivery (Goal 3) by facilitating the conveyance of real property that is in the public interest while generating funds to improve District capital improvement projects.

#### **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

This action will generate additional revenue in the Districts' accumulative capital outlay funds based on the appraised market value of APN 3128-004-901. The exchange of easements over a portion of

APN 3128-004-900 will not impact District funds.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Consistent with the requirements of Section 55371 of the Water Code, the Board may sell, exchange, or lease any property, or any interest in property, of the District, real or personal, if the Board determines that the property is no longer needed for the use of the District. The proposed conveyance of easement for public street purposes across a portion of APN 3128-004-900 and the entirety of APN 3128-004-901 will not substantially conflict or interfere with the use of the property.

Additionally, Section 55371.5 of the Water Code permits the Board to sell, exchange, or lease to a public agency at its reasonable market value without notice.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed conveyance of easements is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines and Class 5 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.

Pursuant to Section 15090, et. al, of the State CEQA Guidelines, the City Council certified Environmental Impact Report No. 07-01 approving Specific Plan No. 07-01, known as the Amargosa Creek Specific Plan which addressed proposed public street improvements over the conveyed easements.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current County services or projects as a result of this action.

### **CONCLUSION**

Please return one adopted copy of this letter to the Department of Public Works, Waterworks Division.

The Honorable Board of Supervisors

6/11/2013

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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:AA:dvt

c: Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office